



# BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION  
& HISTORIC PRESERVATION  
DIVISION FOR HISTORIC PRESERVATION  
(518) 474-0479

## FOR OFFICE USE ONLY

UNIQUE SITE NO. \_\_\_\_\_  
QUAD \_\_\_\_\_  
SERIES \_\_\_\_\_  
NEG. NO. \_\_\_\_\_

YOUR NAME: Cynthia Howk DATE: Dec., 1994.  
133 S. Fitzhugh St.  
YOUR ADDRESS: Rochester, NY 14608 TELEPHONE: 546-7029  
ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

### IDENTIFICATION

1. BUILDING NAME(S): Payne-Santora Farm  
2. COUNTY: Monroe TOWN/CITY: Greece VILLAGE: ---  
3. STREET LOCATION: 64 Payne Beach Road (S.E. corner of Lake Ontario State  
4. OWNERSHIP: a. public ☐ b. private ☒ 1625 Five Mile Line Rd. Parkway)  
5. PRESENT OWNER: Paxton Properties, Inc. ADDRESS: Penfield, NY 14526  
6. USE: Original: farm/residence Present: residence  
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐  
Interior accessible: Explain private residence

### DESCRIPTION

8. BUILDING: a. clapboard ☐ b. stone ☐ c. brick ☐ d. board and batten ☐  
MATERIAL: e. cobblestone ☐ f. shingles ☐ g. stucco ☐ other: vinyl siding  
Roof - asphalt shingles. Foundation - pargeted.  
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐  
(if known) b. wood frame with light members ☒  
c. masonry load bearing walls ☐  
d. metal (explain) \_\_\_\_\_  
e. other \_\_\_\_\_  
10. CONDITION: a. excellent ☐ b. good ☒ c. fair ☐ d. deteriorated ☐  
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? \_\_\_\_\_  
c. list major alterations and dates (if known): \_\_\_\_\_

(see continuation sheet)

12. PHOTO:

13. MAP:

"Here, again, the barns are more important and distinctive than the house. The house is big, but it's not particularly distinguished. Let's make this a 'red minus' as a complex." P.Malo.

COLOR CODE

Red minus





14. THREATS TO BUILDING: a. none known ☐ b. zoning ☒ c. roads ☐  
d. developers ☒ e. deterioration ☐  
f. other: \_\_\_\_\_
15. RELATED OUTBUILDINGS AND PROPERTY:  
a. barn ☒ - 2 b. carriage house ☐ c. garage ☒ - 2  
d. privy ☐ e. shed ☒ - 2 f. greenhouse ☐  
g. shop ☐ h. gardens ☐  
i. landscape features: deciduous trees/coniferous trees & shrubs  
j. other: silo, brick barbecue fireplace, brick wall & piers
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary): (front yard)  
a. open land ☒ b. woodland ☒  
c. scattered buildings ☒  
d. densely built-up ☐ e. commercial ☐  
f. industrial ☐ g. residential ☒  
h. other: Lake Ontario State Parkway along north side of  
property.

17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:  
(Indicate if building or structure is in an historic district)

(see continuation sheet)

18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1872 - 1902

ARCHITECT: not determined

BUILDER: not determined

20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)

21. SOURCES: (see continuation sheet)

22. THEME: agricultural: former farm residence & outbuildings.

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11c.

Contemporary vinyl siding has been installed on the exterior of the house.

The front porch as been enlarged and enclosed, c. 1930s-'50s.

17. The Payne-Santora Farm is located on a large, multi-acre parcel on the east side of Payne Beach Road in the northwest quadrant of the town. To the immediate north is the Lake Ontario State Parkway. A circular driveway is located to the north and south of the house and it leads to the contributing outbuildings to the rear of the house. Several agricultural outbuildings of various dates of construction are located east and north of the house. Open fields and woodland surround the buildings to the north, east, and south. The neighborhood consists of scattered 19th- and 20th-century houses and agricultural buildings.

18. Two-story, gable-front-and-side-wing, frame farmhouse (c. 1872-1902) with two-story, gable-roofed rear wing. The front-gabled block is two-bays-wide and three-bays-deep. The side-gabled wing is three-bays-wide and two-bays-deep. The house stands on a pargeted foundation (probably fieldstone). Exterior walls which are now clad in vinyl siding were probably originally clad with wood clapboard (it may be intact underneath the vinyl). Fenestration is regular with 1/1, double-hung windows.

A shed-roofed, one-story, front porch is located on the facade (west elevation). The porch has been enlarged and enclosed with 1/1, double-hung windows and a solid knee wall. The porch entrance has a triangular pediment with curved support brackets and the multi-pane door is flanked by rectangular side light windows. The front steps are cream-colored brick and appear to date from the 1930s-'50s.

The two-story rear (east) wing has scale, design, and fenestration similar to the main block of the house.

In addition to the historic farmhouse, the property is distinguished for its fine collection of agricultural outbuildings including:

Contributing gambrel-roofed barn and silo (c. 1902-1924)

18. continued

located to the far east of the house (and behind the c. 1924-1940 gambrel barn). This large barn with north, gambrel-roofed wing and masonry (?) round silo is appears to be the oldest outbuilding extant. It first appears on the 1924 map (not shown on 1902 map). It is clad with vertical wood siding. Two round, metal ventilation units are located on the ridgeline roof.

**Contributing gambrel-roofed barn (c. 1924-1940)** located immediately to the rear (east) of the house. It is clad with narrow, vertical, wood siding. Two round, metal, ventilation units are located on the ridgeline of the roof. A shed-roofed dormer with four windows is located on the west slope of the roof. A number of 3/3, double-hung, wood windows are located on the four elevations. The facade (west elevation) features a large and a small sliding track door. Neighbors state that former owner, A.R. Santoro renovated the interior of this barn for use as a "party house" for the frequent entertaining he did at the farm.

**Contributing milk house (c. 1924-1940)** is the small, one-story, gable-roofed building located at the northwest corner of the newer (c. 1924-40) barn. Because of its design and configuration, it may have been used as a milkhouse when there was a dairy operation here at the farm. It has with wood siding and sits on a targeted foundation. Its 3/3, double-hung windows are identical in style to those on the large, adjacent barn.

**Contributing, three-car garage (c. 1924-1940)** located to the east of the house. This jerkin-head, gable-roofed building has horizontal wood siding, a shed-roofed front dormer and three, overhead, garage doors with multi-pane windows.

**Contributing, six-car garage (c. 1924-1940)** located to the northeast of the house. This gable-roofed building has wood shingle and clapboard siding. It retains its original, three pairs of sliding track doors with multi-pane windows above and wood panels below.

**Contributing, one-story garage/shed (c. 1924-1940)** located to the southeast of the house. This is clad with wood siding, has doors on the west and north

18. continued

elevations, and appears to be used for storage at present.

Several contributing structures are also located on the site. They are all of cream-colored brick construction. They appear to date from c. 1930s-50s and were apparently added by former owner, A.P. Santora. They are: the large, brick, barbecue fireplace to the rear (and southeast) of the house; four brick gateposts flanking the two driveway entrances (next to the roadway); and the low, brick, wall located along the front lawn, adjacent to the roadway.

20. The Payne-Santora Farm is architecturally significant in the town of Greece as an outstanding historic farm property with the original farmhouse (c. 1872-1902), several agricultural outbuildings, and a portion of the original acreage intact. The property has one of the most distinctive collections of farm buildings in the town. It is also historically significant for its association with the agricultural heritage of Greece and its original owner, George Payne, a prominent citizen, businessman, and developer in the early-20th century. He is also the person for whom Payne Beach and Payne Beach Road are named.

The ell-plan, gable-roofed house is representative of the typical vernacular farmhouse built in Greece during the mid-to late-19th century. The front porch of the house was sympathetically enlarged and enclosed c. 1930s-50s. The architectural significance of the house would be enhanced if the contemporary vinyl siding was removed and the original wood clapboards were repaired/re-painted.

The 1872 county map shows this site as a large parcel of open land on lot 61. This far northwest corner of Greece was a relatively remote, undeveloped area at the time.

The 1902 county maps shows this property on "Town Line Road" (present Payne Beach Road). It is shown as a 239.35-acre site owned by George W. Payne. Only one building (the present house) is marked on this large parcel, whose boundaries extend north to Lake Ontario and east to the marshes of Braddock Bay.

George W. Payne was one of four children born to pioneer settlers, Seth P. and Rachel Payne. Seth Payne was born in

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St. Lawrence County on August 3, 1817, was educated in the schools of that day, and was a carpenter and later a farmer. In 1839, he moved to the town of Greece. He married Rachel S. Bull (of this county) in 1842. Their four children were: Julia E., who married John Hart, George W.; Manley H., and Sarah L., who died in her fourteenth year.

George W. Payne was born in South Greece on May 17, 1846. He was educated in the public schools, supplemented by two terms of academic instruction at Parma Institute. He was a farmer until the age of 31; at 33, he became foreman for Henry Brinker & Co. of South Greece, in the general produce business, for four years. At the age of 35, he began a business in evaporating fruit, to the extent of many thousand bushels annually, which he carried on for 13 years. He also was a produce dealer in connection with the above, beginning in 1902, and did a very successful business. He married Hattie P. Gorsline of Lake Avenue, Rochester on June 26, 1894.

It appears that this large farm complex (with farmhouse and barns) was the principle site of George W. Payne's agricultural/produce business. Between 1902 and 1924, the site was greatly expanded with the construction of the large, gambrel-roofed barn (to the far east of the house) and the large gambrel-roofed barn to the rear of the house, as well as four smaller outbuildings to the north of the house (as indicated on the 1924 map).

The 1924 county map shows this property as a 106-acre parcel owned by "Geo. W. Payne." The road is still named "Town Line Road." Although only one-half the size of the acreage shown in 1902, the property still extends north to the lake and east to the marshes. Payne's land along the lakeshore, however, has been designated "Payne Beach Subdivision" (it is still owned by Payne). Lake Shore Drive has been established and small building lots have been laid out along the length of the new road. This represents one of the first examples of "suburban" type development in this formerly remote, rural, area of the town.

The 1930 suburban directory lists this property as "vacant." It is shown as north of the Haslip farm property at #118 Payne Beach Road, but no house number is indicated for this property. It is possible that George W. Payne died sometime between 1924 and 1930 and the farm was not occupied. Current

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long-time neighbors stated that there was once a dairy operation at this farm (prior to A.R. Santora's ownership). It appears that Payne maintained a herd of dairy cows here, as well as growing produce/fruit.

The 1959 county map shows this property as a 37.57-acre parcel owned by A. R. Santora. The house is shown, as well as the two large barns and three, small, gabled garage buildings. Interviews with long-time neighbors revealed that Mr. Santora was known for his entertaining. The large gambrel-roofed barn closest to the house was refinished inside for entertaining (they referred to it as a "party house"). The cellar had a walk-in cooler. Each summer he would have one or two large parties here at the farm (one of which was for a Knights of Columbus group). Mr. and Mrs. Dymont, who live across the street, moved into their house in 1940 and state that all of the present barns at the Payne-Santora Farm were already constructed. Mrs. Dymont recalls that the low, brick wall on the front lawn, by the roadway, existed in the early 1950s. It appears that the cream-colored brick structures (front porch stairs, low wall, gateposts and large brick barbecue fireplace) were all added by Mr. Santora.

Upon Mr. Santora's death (date unknown), the property went to his estate. Presently, the house has two apartments and the agricultural buildings are unused.

The survival of the historic agricultural outbuildings greatly contributes to the integrity of the setting. The earliest outbuilding on the property appears to be large, gambrel-roofed barn with adjacent silo to the rear (east) of the site. It dates from the early-20th century (first appears on the 1902 map). It was apparently used for both Mr. Payne's produce operation and his dairy cows. The second, large gambrel-roofed barn was of c. 1924-40 construction. By the late 19th century, gambrel-roofed barns became the dominant barn type on most farms. The gambrel roof provided greater storage space and could accommodate larger hay crops and farm machinery.

Other contributing outbuildings on the property include the former milk house, and the three garage/storage buildings.

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Agricultural structures are quickly vanishing from the town's landscape, victims of new development, deterioration, abandonment, or fire. Those agricultural complexes which have survived are becoming more rare, and thus highly significant historic resources. The farmhouse and agricultural support structures are important visual reminders of the town's agricultural heritage.

21. See final report for bibliography; Landmarks of Monroe County biographical listings (1908); phone interviews with Payne Beach Road residents, Mr. & Mrs. Roy Dymont and Mr. James Scott, 1/1995.





